

Townhouse

RESIDENTIAL

25 BRANDON PL

ROCKY RIVER, OH 44116

\$512,565 TopHap Estimate · \$173 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,971 ft²

LIVING AREA

4.02 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$513K

\$447K low

\$578K high

Last Sale

\$395,000 · Nov 2, 2024

Est. Owner Equity

\$512,565

TAX & ASSESSMENT

Property Tax	\$7,742 (2024)
Assessed Value	\$140,070
Previous Assessed	\$116,490
Assessor Market Value	\$400,200

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	4.02
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 1, 2024	Resale	Warranty Deed	\$395,000	\$133	
May 18, 2009	Recorded document	Grant Deed			
May 18, 2009	Resale	Warranty Deed	\$185,000	\$62	\$148K
Jun 7, 2007	Resale	Warranty Deed	\$216,000	\$73	\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	1.2 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.5 mi
Rocky River Middle School	Middle	6–8	1.6 mi

District: Rocky River City School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 44116

52 CRIME INDEX	105 AIR POLLUTION	22,175 POPULATION	\$96K MEDIAN IN-COME	50°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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